

REDMOND COMPREHENSIVE PLAN

Neighborhood Element

J. Viewpoint Neighborhood Policies

Appropriately named because of its striking views of Lake Sammamish and Marymoor Park, the Viewpoint neighborhood is a residential area located on the slopes overlooking Lake Sammamish.

This neighborhood is bounded to the north by Marymoor Park, to the south by NE 20th Street, to the east by Lake Sammamish and to the west by the Bellevue-Redmond Road, 156th Avenue NE and SR 520, north of NE 51st Street. A neighborhood plan has never been done for the Viewpoint Neighborhood. One will be prepared in the future.

Neighborhood Vision

- Residential development is primarily Low-Moderate Density Residential, although there are higher, multiple-family densities on the shoreline north of Idylwood Park. South of Idylwood Park, the shoreline is limited to a density of four units per acre to protect water quality and to limit disturbance of the erosion hazard areas and unstable slopes in the far southern part of the neighborhood. Elsewhere, cluster subdivisions and multi-family clusters have also been used to create attractive homes while protecting sensitive slopes and ravines.
- An open space corridor runs from Idylwood Park through protected, wooded ravines to the Viewpoint Open Space.
- The wetlands along the lake near the outlet of Lake Sammamish have been protected. The steep, unstable slopes at the southern end of the neighborhood along Lake Sammamish remain undeveloped, reducing landslide hazards for the property owners and protecting the water quality of the lake by lessening the potential for erosion.

Neighborhood Policies

N-VP-1 South of Idylwood Park, development along the Lake Sammamish shoreline shall be limited to a density of four units per acre to protect water quality and limit disturbance of the erosion hazard areas and unstable slopes in the far southern part of the neighborhood.